City of El Paso – City Plan Commission Staff Report

Case No: PZRZ14-00043
Application Type: Rezoning
CPC Hearing Date: March 12, 2015
Staff Planner: Arturo Rubio, 915-212-1613, rubioax@elpasotexas.gov

Location: South of Gateway East Boulevard and East of Zaragoza Road
Legal Description: Portions of Tracts 10, 11, 12, 13, 14B, 15B, and 16, Block 55, Ysleta Grant Surveys, City of El Paso, El Paso County, Texas
Acreage: 31.9 acres
Rep District: 7
Current Zoning: R-F (Ranch and Farm)

Existing Use: Vacant
C/SC/SP/ZBA/LNC: N/A
Request: From R-F (Ranch and Farm) to C-3 (Commercial)
Proposed Use: Commercial Development

Property Owner: City of El Paso/EPWU/PSB
Representative: Lupe Cuellar/RudyValdez

SURROUNDING ZONING AND LAND USE
North: C-4 (Commercial)/Hotel/Restaurants/Car Dealership
South: R-F (Ranch and Farm)/Blackie Chesher Regional Park
East: C-4/c (Commercial/condition) / Vacant / C-3 (Commercial) / Vacant
West: C-4/c/sc (Commercial/condition/special contract)/Gas station/Automotive sales/

PLAN EL PASO DESIGNATION: O-1, Preserve (Mission Valley Plan Area)
NEAREST PARK: Blackie Chesher Regional Park (Directly adjacent)
NEAREST SCHOOL: Del Valle Elementary School (4,136 feet)

NEIGHBORHOOD ASSOCIATIONS
Mission Valley Civic Association

NEIGHBORHOOD INPUT
Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on February 10, 2015. The Planning Division has not received any phone calls or letters in support or opposition to the rezoning request.

APPLICATION DESCRIPTION
The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) to C-3 (Commercial). The request is to allow for commercial development not permitted in the R-F (Ranch and Farm) district. The subject property is 31.9 acres in size and is currently vacant. The conceptual plan shows an open lot for commercial development that will utilize the close proximity to a major arterial and freeway to provide for a wide range of types of commercial activity to surrounding community areas. Access to the subject property is proposed from Zaragoza and Gateway East.

PLANNING DIVISION RECOMMENDATION
The Planning Division recommends **approval** of rezoning the subject property from R-F (Ranch and Farm) to C-3 (Commercial) with the following conditions:

1. *That a fifteen (15) foot landscaped buffer with high-profile native trees of at least three (3) inch caliper and ten (10) feet in height shall be placed at ten (10) feet on center adjacent to any residential zone or use and parkland areas.*

2. *That an 8' foot rock wall be required adjacent to any residential zone or use and parkland areas.*

The recommendation is based on the compatibility of existing commercial zone districts to the North of the subject property. The C-3 (Commercial) district complies with Plan El Paso Land Use Map Designation in the Mission Valley Planning area as the property is conveyed to private ownership.

Plan El Paso- Future Land Use Map Designation
All applications for rezoning shall demonstrate compliance with the following criteria:

O-1 – Preserve: Publicly owned land such as the Franklin Mountains and Hueco Tanks State Parks, all City and County parks and public drainage areas, and cemeteries (even if private). These lands will not be developed due to their ownership and current use. The item will require an amendment to Plan El Paso Comprehensive Plan.

The purpose of the C-3 district is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the city. The regulations of the districts will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.

COMMENTS:

Planning Division - Transportation
No objections

General Note:
All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

El Paso Department of Transportation
No objections

Texas Department of Transportation
Future developments on these 2 lots will have to be submitted to TxDOT for Access, and Grading and Drainage plan review and approval. Please notify requestor of zoning change if this process.

I presented this rezoning request to the TxDOT Access Management Committee (AMC). The Advance Project Development office advised that there is a schematic with some right of way at the SE quadrant of Gateway East and Zaragoza that is planned to be used for future TxDOT improvements. AMC recommends furthering discussing with the City to meet the schematic needs. If you have any questions about the schematic please contact Godwin Ubanyionwu, P.E.

City Development Department – Building & Development Permitting
Recommend approval

City Development Department - Land Development
No comments received

Fire Department
EPFD does not have any adverse comments for PZRZ14-00042/43

El Paso Water Utilities
EPWU does not object to this request.

EPWU-PSB Comments
Water:
1. There is an existing 36-inch diameter water transmission main along the eastside of Zaragoza Road fronting Parcel 1. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

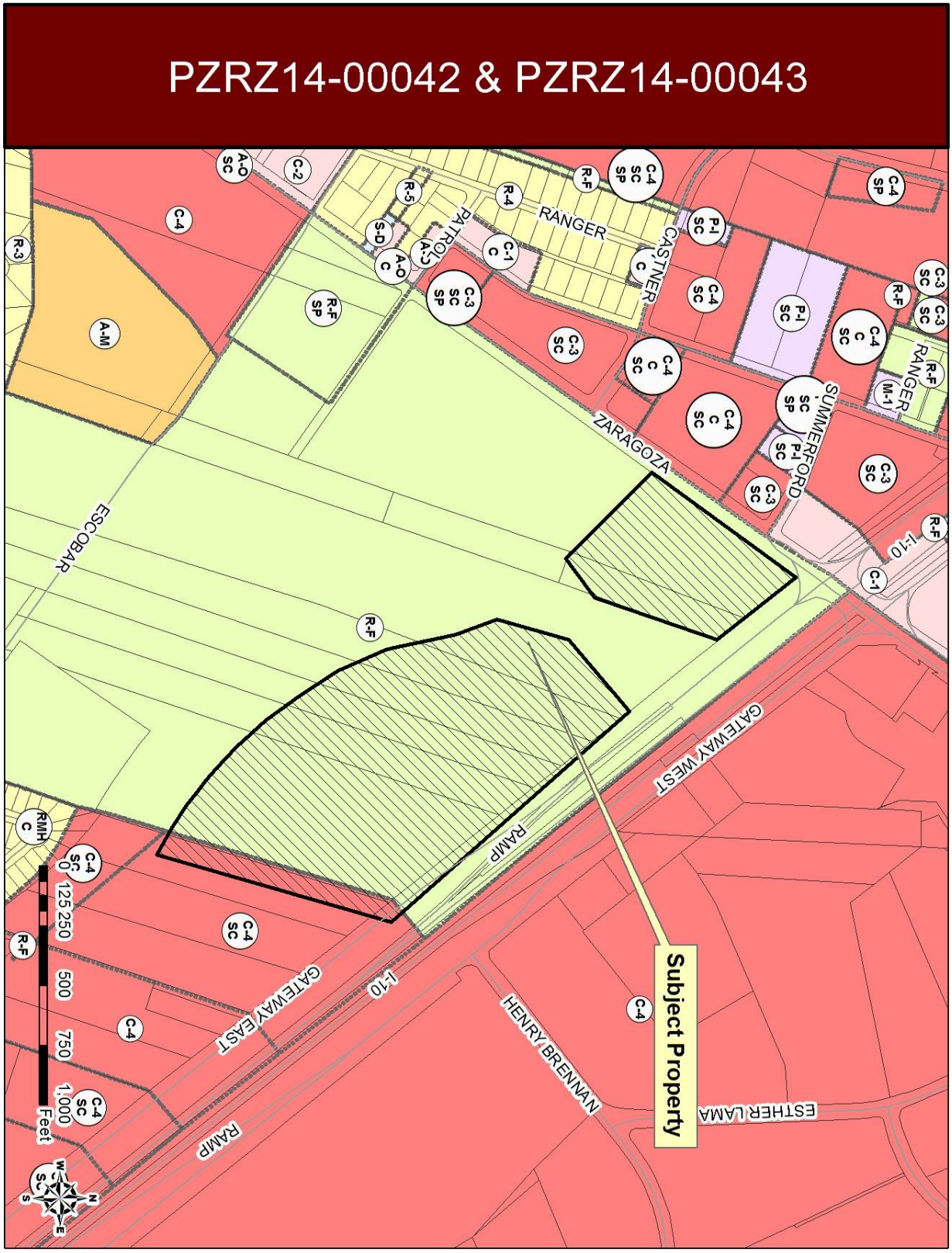
2. There is an existing 20-inch diameter water transmission main along the westside of IH10 fronting Parcel 2. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.
3. There is an existing 12-inch diameter water main along the westside of IH10 that extends northwest from Alza Drive and dead-ends at the southern property line of Parcel 2.
4. Water service to the subject property requires the extension of the above described 12-inch diameter water main along the entire frontage of the subject properties and creating a looped system by connecting to the existing 20-inch diameter water main along IH10.
5. EPWU records indicate a 4-inch vacant meter connection for Parcel 1. The service address for the meter is 1150 Zaragoza Road.
Sanitary Sewer:
6. There are no sanitary sewer mains along Zaragoza Road nor IH10 fronting the subject properties.
7. There is an existing 33-inch diameter sanitary sewer main along the Bluff Channel, immediately west of Parcel 1. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations. Sewer service for Parcel 1 requires the extension of a sewer main along an easement to connect to a manhole on the exiting 33-inch sewer main.
8. There is an existing 12-inch diameter sewer main along Alza Drive. Sewer service for Parcel 2 requires the extension of a sewer main along the Bluff Channel right-of-way or within and easement south of the subject property to connect to the above described main on Alza Drive.
General:
9. IH10 and Zaragoza Road are Texas Department of Transportation (TxDOT) rights-of-way. All proposed water and sanitary sewer work to be performed within IH10 and Zaragoza Road rights-of-way requires written permission from TxDOT.
10. All easements dedicated for public water and/or sanitary sewer facilities are to comply with EPWU-PSB Easement Policy. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easements (EPWU-PSB easements) without the written consent of EPWU-PSB. Easement grantor shall indemnify, defend, and hold harmless the El Paso Water Utilities – Public Service Board from and against any and all claims, liability, actions, and damages for bodily injury and property damage to third parties or to the El Paso Water Utilities – Public Service Board which may be caused by or arise out of the maintenance and existence of said water and sanitary sewer mains in the easement area.
11. EPWU-PSB requires a new service application to provide additional services. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer

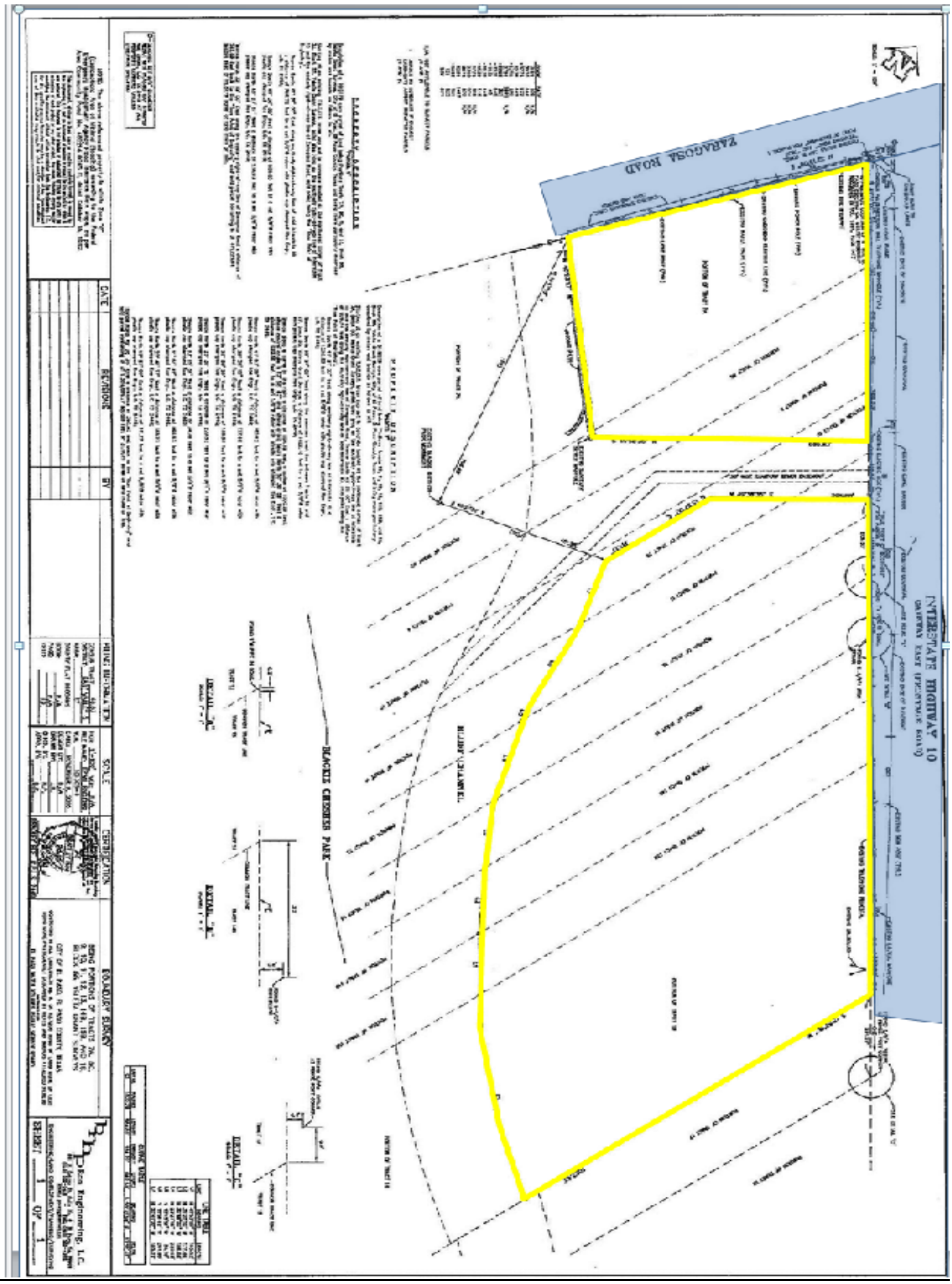
Sun Metro
Sun Metro does not oppose this request. Route 69 provides services to a bus stop directly west of the subject property along Zaragoza Rd. Recommends the construction of sidewalks to permit pedestrian access to mass transit opportunities.

Attachments

Attachment 1: Zoning Map
Attachment 2: Aerial Map
Attachment 3: Conceptual Plan

ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP

ATTACHMENT 3: CONCEPTUAL PLAN